

REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGER AT RISK
LAKE COUNTY ADMINISTRATION EXPANSION AND RENOVATION

The Board of Lake County, Ohio Commissioners ("County") are soliciting Qualifications for a Construction Manager at Risk ("CM") for the County Administration Expansion and Renovation Project ("Project").

The project entails interior renovations to the existing five-story Nolan Administration Building (105 Main Street, Painesville, Ohio 44077) and new construction of an approximate five-story, 50,000 SF administrative office facility (current footprint of 85 North Park Place, Painesville, Ohio 44077) connected at each level to the existing Nolan Building. Project includes all related site work to complete the building addition and associated parking requirements. The proposed facility will house the consolidated administrative functions of Lake County and includes open and private offices, public meeting / hearing space, storage, public atrium, public transaction spaces, and service support spaces.

The CM's preconstruction services will include constructability reviews, estimating, scheduling, subcontract-procurement activities, and establishment of a guaranteed maximum price. The CM's Construction phase services will include management and construction of the Project through subcontractors and possibly self-performance.

The CM qualifications required include: (1) competence to perform the services as indicated by the technical training, education, and general experience of the CM's personnel, especially the technical training, education, and experience of the CM's employees who would be assigned to the Project; (2) ability in terms of workload and the availability of qualified personnel, equipment, and facilities to perform the services competently and expeditiously, and experience working on similar types of projects; (3) past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, dispute resolution, administration of contracts, and ability to meet deadlines; (4) financial responsibility including evidence of the ability to provide a surety bond in accordance with OAC 153:1-402; (5) other qualifications that are consistent with the scope and needs of the Project including knowledge of the local area and working relationships with local subcontractors and suppliers.

The County will use American Institute of Architects (AIA) documents for the Project.

The complete Request for Qualifications (RFQ) package may be obtained under the "Legal Notice to Bidders" tab at www.lakecountyohio.gov.

A mandatory pre-qualification meeting for the project will be held on June 1, 2016 at 10:00 AM at the Lake County Department of Utilities Learning and Business Center located at 1981 Blasé-Nemeth Rd., Painesville, Ohio 44077. Additional information regarding the generalities of the project will be provided and questions may be responded to at the meeting.

Statements of Qualifications are due on June 20, 2016 by 4:30 p.m.

Contact: Jason Boyd, Administrator, Lake County Board of Commissioners, 105 Main Street, Painesville, Ohio 44077, jason.boyd@lakecountyohio.gov.

By order of the Board of County Commissioners, Lake County, Ohio, 105 Main Street, Painesville, Ohio 44077.